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6 ATTORNEY FOR DEBTOR, JAMES GIBBS

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8 UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF CALIFORNIA
FRESNO DIVISION
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11 In re) Case No. 10-64039-A
12 JAMES GIBBS)
13) DEBTOR'S OBJECTION TO MOTION FOR
14) RELIEF FROM THE AUTOMATIC STAY BY
15) JPMORGAN CHASE BANK, NATIONAL
16) ASSOCIATION; MEMORANDUM IN
17) SUPPORT OF OPPOSITION.
18) DATE: FEBRUARY 15, 2011
19) TIME: 1:30 PM
DEPT: 11
2500 Tulare Street
Fresno, CA 93721-1318

20 Debtor James Gibbs, by and through his counsels, submit this Memorandum in Support
21 of their opposition to JPMorgan Chase Bank, National Association ("JPMC" or "Movant")
22 motion for relief from the automatic stay.

23 **SUMMARY**

24 JPMC claims that it has a security interest in the Debtor property which arises from a
25 Promissory Note and Deed of Trust dated 01/20/2005 through the Purchase and Assumption
26 Agreement between the FDIC as receiver of WAMU and Chase dated 09/25/2008.
27 Unauthenticated copy of said Promissory Note is attached to Movant's Motion for Relief from
28

1 the Automatic Stay. In addition, Movant claims that there is no equity under 11 U.S.C.
2 362(d)(2) and Lack of Equity and protection under 11 U.S.C. 361 and 362(d)(1).

3 Contrary to Movant's claims, there is equity in the subject property. In addition,
4 Movant has no legal standing to bring this Motion based on evidence produced.

5 **DEBTOR'S MORTGAGE**

6 On or about 01/20/2005, Debtor executed a Promissory Note payable to Washington
7 Mutual Bank, FA and a Deed of Trust (the "DOT") securing such Promissory Note.

8 In 2008, WaMu was having increasingly large mortgage loan losses. It suffered three
9 straight quarters of losses totaling \$6.1 billion, and was encountering increasingly difficult
10 market conditions. On September 15, 2008, an outflow of deposits began that reached \$16.7
11 billion in only eight business days. As a result, on September 25, 2008, OTS closed WaMu,
12 finding the bank to have "insufficient liquidity to meet its obligations" and thus to be in an
13 "unsafe and unsound condition to conduct business." OTS appointed FDIC as Receiver on the
14 same day. See OTS Order 2008-36, Exhibit 1.

15 **THE WAMU RECEIVERSHIP AND THE P&A AGREEMENT.**

16 Upon its appointment, FDIC Receiver succeeded to all the rights, titles, powers,
17 privileges, and operations of WaMu with respect to the bank, its assets, and its valid
18 obligations. 12 U.S.C. § 1821(d)(2). The powers and duties of FDIC Receiver include the
19 ability to "transfer any asset or liability of the institution in default . . . without any approval,
20 assignment, or consent with respect to such transfer," id. § 1821(d)(2)(G)(i)(II), and to
21 otherwise act in "the best interests of the [failed] depository institution, its depositors, or the
22 [FDIC]," id. § 1821(d)(2)(J).

23 Immediately following FDIC Receiver's appointment on September 25, 2008, FDIC
24 Receiver accepted JPMC's bid to "purchase substantially all of the assets and assume all
25 deposit and substantially all other liabilities of [WaMu]" in a P&A Agreement designed to
26 transfer the "whole bank." Exhibit 1, P&A Agreement at 1; id. §§ 2.1, 3.1; see id. at 20. As a
27 result of this transaction, JPMC acquired the ongoing banking operations of WaMu, which
28 "consisted of a retail bank network of 2,244 branches, a nationwide credit card lending

1 business, a multi-family and commercial real estate lending business, and nationwide
2 mortgage banking activities," specifically including WaMu's valuable mortgage servicing
3 rights with respect to hundreds of billions of dollars of residential mortgage loans.
4

5 Schedule 3.2 specifically identified the "rights of [WaMu] to provide mortgage
6 servicing for others . . . and related contracts" as assets purchased by JPMC. P&A Agreement
7 at 36. The P&A Agreement also provided that "notwithstanding Section 4.8," JPMC
8 specifically "assumes" (under Section 2.1) and "purchases" (under Section 3.1) "all mortgage
9 servicing rights and obligations of [WaMu]." Id. §§ 2.1, 3.1. Thus, while JPMC generally had
10 the right under Section 4.8 of the P&A Agreement to elect not to assume existing agreements
11 "which provide for the rendering of services by or to [WaMu]," JPMC could not reject any
12 agreements providing for WaMu's mortgage servicing rights and obligations. Id. § 4.8.
13 Consistent with JPMC's irrevocable purchase and assumption of WaMu's mortgage servicing
14 activities, the P&A Agreement required FDIC Receiver to deliver to JPMC "as soon as
15 practicable" all "[l]oan and collateral records and Credit Files and other documents," title
16 records "pertaining to . . . real estate mortgages," and other "Records pertaining to the Assets"
17 purchased by JPMC. Id. § 6.1.

18 THE TRUSTS AND THE GOVERNING AGREEMENTS

19 DEUTSCHE BANK NATIONAL TRUST COMPANY ("DBNTC") purports to assert breach
20 claims with respect to 127 separate Trusts created between 1992 and 2007, for which
21 DBNTC allegedly served in the capacity of Trustee or Indenture Trustee, and for which WaMu
22 (or subsidiaries, affiliates, or predecessors-in-interest of WaMu) allegedly served as seller,
23 depositor, and servicer¹. According to DBNTC, the original outstanding balance of the 99
24 "Primary Trusts" was approximately \$165 billion, while the outstanding principal balance of
25 the Primary Trusts at the time of WaMu's closure on September 25, 2008 was approximately
26 \$45 billion. DBNTC alleges that the 28 "Secondary Trusts" are trusts through which WaMu
27 "issued mortgage-backed or derivative securities whose performance is dependent, in whole
28

¹ See, Case No. 1:09-cv-01656 (US District Court for the District of Columbia).

or in part, on the performance of the Primary Trusts or of other residential mortgage-backed securities issued by [WaMu].”

ARGUMENT

JPMC DOES NOT HAVE STANDING TO REQUEST RELIEF FROM STAY

The promissory note was made payable to WAMU. No record document suggests that it has been endorsed to JPMC by FDIC to JPMC or any other named entity. Furthermore, evidence suggested that all WAMU loan was part of the securitization trusts with DBNTC as trustee and holder of the Promissory Note.

The promissory note attached to Movant's motion was a Fixed Rate Note executed on December 8, 2004 for a different address². However, the Adjustable Rate Note attached to the Deed of Trust identified correct property. Furthermore, the Deed of Trust as attached to Movant's Exhibit³ was not recorded with the County Recorder and has no value.

Stay-relief requests are governed by Fed. R. Bankr. P. 4001(a)(1), to which Fed. R. Bankr. P. 9014 is applicable. Rule 9014, in turn, incorporates Rule 7017, which makes Fed. R. Bankr. P. 17 applicable ("[a]n action must be prosecuted in the name of the real party in interest."); The standing doctrine "involves both constitutional limitations on federal-court jurisdiction and prudential limitations on its exercise." Kowalski v. Tesmer, 543 U.S. 125, 128-29, 125 S.Ct. 564, 160 L.Ed.2d 519 (2004) (quoting Warth v. Seldin, 422 U.S. 490, 498, 95 S.Ct 2197, 45 L.Ed.2d 343 (1975)). Constitutional standing under Article III requires, at a minimum, that a party must have suffered some actual or threatened injury as a result of the defendant's conduct, that the injury be traced to the challenged action, and that it is likely to be redressed by a favorable decision. (Valley Forge Christian Coll. v. Am. United for Separation of Church and State, 454 U.S. 464, 472, 102 S.Ct. 752, 70 L.Ed.2d 700 (1982) (citations and internal quotations omitted)). Beyond the Article III requirements of injury in fact, causation, and redressibility, the creditor must also have prudential standing, which is a

² See Movant's Exhibit A Pacer Docket 19, Page 2 – 4. Such note is for property address 22115 Martinez Street, Woodland Hills, CA 91364. The property as SUBJECT PROPERTY is this Motion is 31900 Success Valley Drive, Porterville, CA 93257.

³ See Movant's Exhibit Pacer Docket 19, Page 19-35.

1 judicially-created set of principles that places limits on the class of persons who may invoke
2 the courts' powers. (Warth v. Seldin, 422 U.S. 490, 499, 95 S.Ct 2197, 45 L.Ed.2d 343 (1975)).
3 As a prudential matter, a plaintiff must assert "his own legal interests as the real party in
4 interest". (Dunmore v. United States, 358 F.3d 1107, 1112 (9th Cir.2004), as found in
5 Fed.R.Civ.P. 17, which provides "[a]n action must be prosecuted in the name of real party in
6 interest.")

7 Transfer of mortgage paper may be made outright (sale) or by pledge (as security for a
8 loan to the transferor.). In either event, to perfect the transfer, the transferor should
9 physically deliver the note to the transferee. Without a physical transfer, a sale of the note
10 could be invalidated as a fraudulent conveyance (under California Civil Code § 3440), and a
11 transfer in pledge could be invalidated as an unperfected (under Com.Code §§ 9313-9314).
12 (California Mortgages and Deed of Trust, and Foreclosure Litigation, by Roger Bernhardt,
13 Fourth Edition, section 1.26). One without a pecuniary interest in the Mortgage Loan is not
14 an obligee under the debt and, thus, has no legal standing to foreclose *ab initio*. (Watkins v.
15 Bryant (1891) 91 C 492, 27 P 77).

16 Here, the Note was executed in favor of WAMU. FDIC took over WAMU and sold the
17 mortgage servicing business to JPMC. There is no evidence that FDIC transferred its
18 beneficial interest to JPMC beside the mortgage servicing right. Furthermore, evidence
19 clearing indicated that WAMU no longer had interest in the subject NOTE because its
20 beneficial interest was sold to DBNTC as trustee of securitized trust. Thus, FDIC could not sell
21 to JPMC what WAMU did not have.

22 ***DEBTOR HAS EQUITY IN THE PROPERTY***

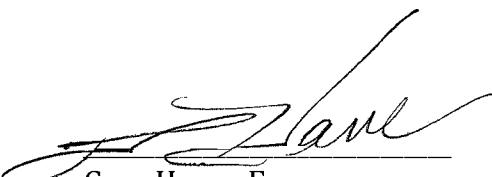
23 Debtor's Schedule A and D are inaccurate and has been amended. According to title
24 report from Lawyers Title Insurance Corporation and Fidelity National Title Insurance
25 Company, there is only one mortgage on 01/20/2005 by WAMU in the amount of
26 \$300,000.00. A true and correct copy of which is attached herewith as Exhibit 2. Therefore,
27 assuming *arguendo* that JPMC is the holder of the Note; its interest is adequately protected.
28 //

1
2 **CONCLUSION**
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4

JPMC does not demonstrate any document to support its claim that it has standing to
enforce the promissory note. Debtor contends that the real party in interest has not come
forward and the creditor lacks standing.

DATED: 01/28/2011

Respectfully Submitted;


Gary Harre, Esq.

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OFFICE OF THRIFT SUPERVISION

Receivership Of A Federal Savings Association

Date: September 25, 2008
Order No.: 2008-36
OTS No.: 08551

The Director of the Office of Thrift Supervision (OTS), or his designee, in cooperation with the Federal Deposit Insurance Corporation (FDIC), has determined to appoint the FDIC as receiver of Washington Mutual Bank, Henderson, Nevada (Savings Bank).

GROUNDS FOR APPOINTMENT OF FDIC AS RECEIVER FOR THE SAVINGS BANK

The Director, or his designee, based upon the administrative record finds and determines the following:

- (i) The Savings Bank is likely to be unable to pay its obligations or meet its depositors' demands in the normal course of business; and
- (ii) The Institution is in an unsafe or unsound condition to transact business.

The Savings Bank is a Federally chartered savings bank, the accounts of which are insured by the Deposit Insurance Fund (DIF). The Savings Bank has its home office in Henderson, Nevada. As of June 30, 2008, the Savings Bank reported total assets of \$307 billion.

DISCUSSION OF GROUNDS FOR APPOINTMENT OF A RECEIVER FOR THE SAVINGS BANK

Section 5(d)(2)(A) of the Home Owners' Loan Act (HOLA), 12 U.S.C. § 1464(d)(2)(A), provides that the Director may appoint a receiver for any insured savings association if the Director determines that one or more grounds specified in section 11(c)(5) of the Federal Deposit Insurance Act (FDIA), 12 U.S.C. § 1821(c)(5), exist.

Under section 11(c)(5)(F) of the FDIA, the Director may appoint a receiver if a savings association is likely to be unable to pay its obligations or meet its depositors' demands in the normal course of business because it does not have sufficient liquid assets to fund expected withdrawals. The Savings Bank has insufficient cash and liquid assets convertible to cash necessary to pay its obligations and the expected withdrawal demands of its depositors. The Savings Bank has suffered significant cash outflows, exceeding

\$22 billion since July 2008, in part because of adverse publicity. The Savings Bank has limited and diminishing liquidity sources available to it and the current rate of outflow will deplete the Savings Bank's cash resources and liquidity within a short period of time.

Therefore, the Director concludes that the Savings Bank is likely to be unable to pay its obligations or meet its depositors' demands in the normal course of business because it does not have sufficient liquid assets to pay those obligations and fund the expected withdrawals.

Under section 11(c)(5)(C) of the FDIA, the Director may appoint a receiver if a savings association is in an unsafe or unsound condition to transact business. The Savings Bank is in an unsafe and unsound condition as a result of its severe liquidity strain, deteriorating asset quality, and continuing significant negative operating earnings with no realistic prospects for raising capital to ensure that it can repay all of its liabilities, including deposits.

The Director, or his designee, therefore, has determined that grounds for the appointment for a receiver for the Savings Bank exist under section 5(d)(2) of the HOLA, and sections 11(c)(5)(C) and (F) of the FDIA, 12 U.S.C. §§ 1821(c)(5)(C) and (F).

ACTIONS ORDERED OR APPROVED

Appointment of a Receiver

The Director, or his designee, hereby appoints the FDIC as receiver for the Savings Bank, for the purpose of liquidation, pursuant to section 5(d)(2) of the HOLA, and section 11(c)(6)(B) of the FDIA, 12 U.S.C. § 1821(c)(6)(B).

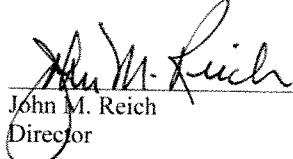
Delegation of Authority to Act for OTS

The Director, or his designee, hereby authorizes the OTS West Regional Director, or his designee, and the Deputy Chief Counsel for the Business Transactions Division of the Chief Counsel's office, or his designee, to: (i) certify orders; (ii) sign, execute, attest, or certify other documents of OTS issued or authorized by this Order; (iii) designate the persons or entity that will give notice of the appointment of a receiver for the Savings Bank and serve the Savings Bank with a copy of this Order pursuant to 12 C.F.R. § 558.2; and (iv) perform such other functions of OTS necessary or appropriate for implementation of this Order. All documents to be issued under the authority of this Order must be first approved, in form and content, by the Chief Counsel's Office. In addition, the Director, or his designee, hereby authorizes the Deputy Chief Counsel for the Business Transactions Division of the Chief Counsel's office, or his designee, to

Order No.: 2008-36
Page: 3

make any subsequent technical corrections, that might be necessary, to this Order, or any documents issued under the authority of this Order.

By Order of the Director of OTS, effective September 25, 2008.


John M. Reich
Director



Property Overview

Owner and Geographic Information



Primary Owner:	Secondary Owner:	
GIBBS JAMES C & BARBARA KENTON		
Mail Address:	31900 SUCCESS VALLEY DR PORTERVILLE CA 93257	
Site Address:	31900 SUCCESS VALLEY DR PORTERVILLE CA 93257	
APN : 284-470-032	Lot Number :	Page Grid :
Housing Tract Number:		
Legal Description :		

Property Details



Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 35.41 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Agricultural/Rural(General)

Sale & Loan



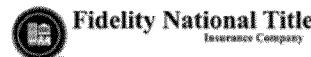
Transfer Date :	Seller :	
Transfer Value : N/A	Document #:	Cost/Sq Feet : N/A

Assessment & Taxes



Assessed Value : \$350,000	Percent Improvement : 42.86%	Homeowner Exemption : H
Land Value : \$200,000	Tax Amount : \$3,570.24	Tax Rate Area : 64-001
Improvement Value : \$150,000	Tax Status :	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

Offered by Fidelity National Title Company
All information produced is deemed reliable but is not guaranteed.





Property History

31900 SUCCESS VALLEY DR, PORTERVILLE, CA, 93257- 9644

Foreclosure Record

Recording Date	10/27/2010	Document #	2010-0066038 BK-PG -
Document Type	Notice of Default		
Beneficiary Name	WASHINGTON MUTUAL BANK FA		
Trustor Names	GIBBS, JAMES C		
Trustee Name	CALIFORNIA RECONVEYANCE COMPANY		
Mailing Address	9200 OAKDALE AVE, CHATSWORTH, CA 91311-		
Trustee Phone #	800-892-6902		
TS#	245407CA	Loan Doc #	2005-0005802
Loan Date	01/20/2005	Loan Amount	\$300,000
Contact Name	JPMORGAN CHASE BANK NATIONAL ASSOCIATION	Attention	
Mailing Address	7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256-		
Legal Description :			

Prior Transfer

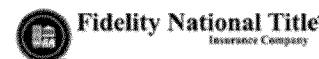
Recording Date	10/12/2005	Document #	2005-0113118 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #	Interest Rate		
Lender Name		Seller Name	GIBBS, JAMES C
Buyer Name	GIBBS, JAMES C; GIBBS, BARBARA KENTON		
Buyer Vesting	Joint Tenancy		
Legal Description :	Map Ref: PM1931 MB20 PG32 Abbreviated Description: W2 NE4 SW4 & E2 NW4 SW4 SEC29 TWP21S RNG29E MDB&M EXC THEREFROM POR E2 NW4 SW4		

Prior Transfer

Recording Date	01/20/2005	Document #	2005-0005801 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution

First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #	Interest Rate		
Lender Name			
Buyer Name	GIBBS, JAMES C	Seller Name	GIBBS, BARBARA KENTON
Buyer Vesting	Married Man as his sole and separate property		
Legal Description : Abbreviated Description: W2 NE4 SW4 & E2 NW4 SW4 SEC29 TWP21S RNG29E MDB&M EXC THEREFROM POR E2 NW4 SW4 SD SEC29 LYG W E LN P			

Offered by Fidelity National Title Company
All information produced is deemed reliable but is not guaranteed.



Prior Transfer

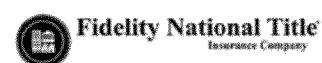
Recording Date	01/20/2005	Document #	2005-0005800 BK-PG -
Price	\$500,000	Document Type	Grant Deed
First TD	\$300,000	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #	2005-0005802	Interest Rate	5.62%
Lender Name		WASHINGTON MUTUAL BANK FA	
Buyer Name	GIBBS, JAMES C	Seller Name	THE J W S CORP,
Buyer Vesting	Married Man as his sole and separate property		
Fixed Step			
Adjustable Rate Index	Twelve Month Average	Change Index	2.6%
Rate Change Frequency	Monthly	First Change Date	02/01/2010
Int Rate not <		Int Rate not >	
Maximum Interest Rate	11.95%	Interest Only Period	
Prepayment Penalty Rider	No	Prepayment Penalty Term	
Legal Description : Abbreviated Description: W2 NE4 SW4 & E2 NW4 SW4 SEC29 TWP21S RNG29E MDB&M EXC THEREFROM POR E2 NW4 SW4 SD SEC29 LYG W E LN P			

Offered by Fidelity National Title Company
All information produced is deemed reliable but is not guaranteed.





Offered by Fidelity National Title Company
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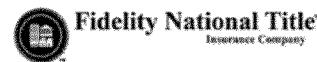
Summary Comparables

GIBBS JAMES C & BARBARA KENTON
31900 SUCCESS VALLEY DR, PORTERVILLE 93257-9644
APN: 284-470-032 TULARE COUNTY

Year Built :	Square Feet :	Lot : 35 AC	Bld/Area : 0SF	Pool :	RM/BR/Bth : //
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#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
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Offered by Fidelity National Title Company
All information produced is deemed reliable but is not guaranteed.





Lawyers Title

INSURANCE CORPORATION

Primary Owner: GIBBS JAMES C & BARBARA KENTON

Secondary Owner:

Mail Address: 31900 SUCCESS VALLEY DR
PORTERVILLE CA 93257

Site Address: 31900 SUCCESS VALLEY DR
PORTERVILLE CA 93257

County: TULARE

Assessor Parcel Number: 284-470-032

Housing Tract Number:

Lot Number:

Page Grid:

Legal Description:

Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 35.41 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Agricultural/Rural(General)
No of Stories :		
Building Style :		

Sale Information

Transfer Date :	Seller :	
Transfer Value : N/A	Document # :	Cost/Sq Feet : N/A
Title Company :		

Assessment & Tax Information

Assessed Value : \$350,000	Percent Improvement : 42.86%	Homeowner Exemption : H
Land Value : \$200,000	Tax Amount : \$3,570.24	Tax Rate Area : 64-001
Improvement Value : \$150,000	Tax Account ID :	Tax Status :
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2010		

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Lawyer Title - Orange



Lawyers Title
INSURANCE CORPORATION

Subject Property History

**GIBBS JAMES C & BARBARA KENTON
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APN: 284-470-032 TULARE COUNTY**

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Contact Name:	JPMORGAN CHASE BANK NATIONAL ASSOCIATION		
Attention:			
Mailing Address:	7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256-		

Legal Description

Prior Transfer

Recording Date	10/12/2005	Document #	<u>2005-0113118 BK-PG -</u>
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #		Interest Rate	
Lender Name			
Buyer Name	GIBBS, JAMES C; GIBBS, BARBARA KENTON		
Buyer Vesting	Joint Tenancy		
Seller Name	GIBBS, JAMES C		

Legal Description

Map Ref: PM1931 MB20 PG32
Abbreviated Description: W2 NE4 SW4 & E2 NW4 SW4 SEC29 TWP21S RNG29E MDB&M EXC
THEREFROM POR E2 NW4 SW4

Prior Transfer

Recording Date	01/20/2005	Document #	<u>2005-0005801 BK-PG -</u>
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #		Interest Rate	
Lender Name			
Buyer Name	GIBBS, JAMES C		
Buyer Vesting	Married Man as his sole and separate property		
Seller Name	GIBBS, BARBARA KENTON		

Legal Description

Abbreviated Description: W2 NE4 SW4 & E2 NW4 SW4 SEC29 TWP21S RNG29E MDB&M EXC
THEREFROM POR E2 NW4 SW4 SD SEC29 LYG W E LN P

Prior Transfer

Recording Date	01/20/2005	Document #	<u>2005-0005800 BK-PG -</u>
Price	\$500,000	Document Type	Grant Deed
First TD	\$300,000	Type of Sale	Full-Computed from Transfer
Mortgage Doc #	<u>2005-0005802</u>	Interest Rate	5.62%
Lender Name	WASHINGTON MUTUAL BANK FA		
Buyer Name	GIBBS, JAMES C		
Buyer Vesting	Married Man as his sole and separate property		
Seller Name	THE J W S CORP,		
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THEREFROM POR E2 NW4 SW4 SD SEC29 LYG W E LN P

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Lawyers Title

INSURANCE CORPORATION

GIBBS JAMES C & BARBARA KENTON

31900 SUCCESS VALLEY DR, PORTERVILLE 93257-9644

APN: 284-470-032 TULARE COUNTY

Nearby Neighbors

ESKRIDGE DANA & JACQUELINE
32610 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-033

Bedrooms:

Bathrooms:

Square Feet:

Lot Size: 1.6 AC

Year Built:

Garage:

FLORES RUBEN A & ALICIA

32012 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-004

Bedrooms: 2

Square Feet: 1,248 SF

Lot Size: 5.21 AC

Year Built: 1991 Garage:

VEHRS ROBERT A & STACY L
32494 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-021

Bedrooms: 3

Bathrooms: 3

Square Feet: 3,757 SF

Lot Size: 4.87 AC

Year Built: 1987

Garage: G

RODIGER GERALD R (TR)
31906 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-001

Bedrooms:

Bathrooms:

Square Feet:

Lot Size: 6.27 AC

Year Built:

Garage:

MAILAND ROBERT C & SALLY R (TRS)
32540 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-020

Bedrooms:

Bathrooms:

Square Feet:

Lot Size: 4.87 AC

Year Built:

Garage:

ROMERO-LOPEZ KIMBERLY M
32100 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-006

Bedrooms:

Bathrooms:

Square Feet:

Lot Size: 4.87 AC

Year Built:

Garage:

CATES ROBERT W
32147 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 914-930-525

Bedrooms:

Bathrooms:

Square Feet:

Lot Size:

Year Built:

Garage:

HIGGINS RICHARD P & MARY A
32228 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-007

Bedrooms: 3

Bathrooms: 3.5

Square Feet: 2,566 SF

Lot Size: 4.89 AC

Year Built: 1979 Garage:

FRAME ALAN E & LEANNA R
32496 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-470-023

Bedrooms:

Bathrooms:

Square Feet:

Lot Size: 4.91 AC

Year Built:

Garage:

CLINE GARY & BEVERLY
32722 SUCCESS VALLEY DR # A
PORTERVILLE CA 93257

APN: 284-470-029

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,443 SF

Lot Size: 5 AC

Year Built: 1974 Garage: C

DAVIS BRET D & SHANA L
31941 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-460-008

Bedrooms:

Bathrooms:

Square Feet: 2,371 SF

Lot Size: 4.08 AC

HUNSAKER WALTER R & ESTHER J (TRS)
32029 SUCCESS VALLEY DR
PORTERVILLE CA 93257

APN: 284-460-009

Bedrooms:

Bathrooms:

Square Feet:

Lot Size: 7.18 AC

Year Built: 1936	Garage: G	Year Built:	Garage:
CATES DENNIS & SHERRY; DBA DENNIS CATES TRAP SHOOTING <u>32145 SUCCESS VALLEY DR</u> <u>PORTERVILLE CA 93257</u>		BARTON NEVA DARRELYN (TR) <u>32081 SUCCESS VALLEY DR</u> <u>PORTERVILLE CA 93257</u>	
APN: 284-460-013		APN: 284-460-012	
Bedrooms: 3	Bathrooms: 2	Bedrooms:	Bathrooms:
Square Feet: 1,870 SF	Lot Size: 1.48 AC	Square Feet:	Lot Size: 4 AC
Year Built: 1964	Garage: G	Year Built:	Garage:
<hr/>			
HASSANSHAH SUZANNE MARIE <u>31883 SUCCESS VALLEY DR</u> <u>PORTERVILLE CA 93257</u>			
APN: 284-460-007		Data Deemed Reliable, But Not Guaranteed.	
Bedrooms: 3	Bathrooms: 2	Copyright ©1998-111 TitleProfile.com All Rights Reserved.	
Square Feet: 1,765 SF	Lot Size: 4.64 AC	All other trademarks and copyrights are the property of their respective holders.	
Year Built: 1977	Garage: G		

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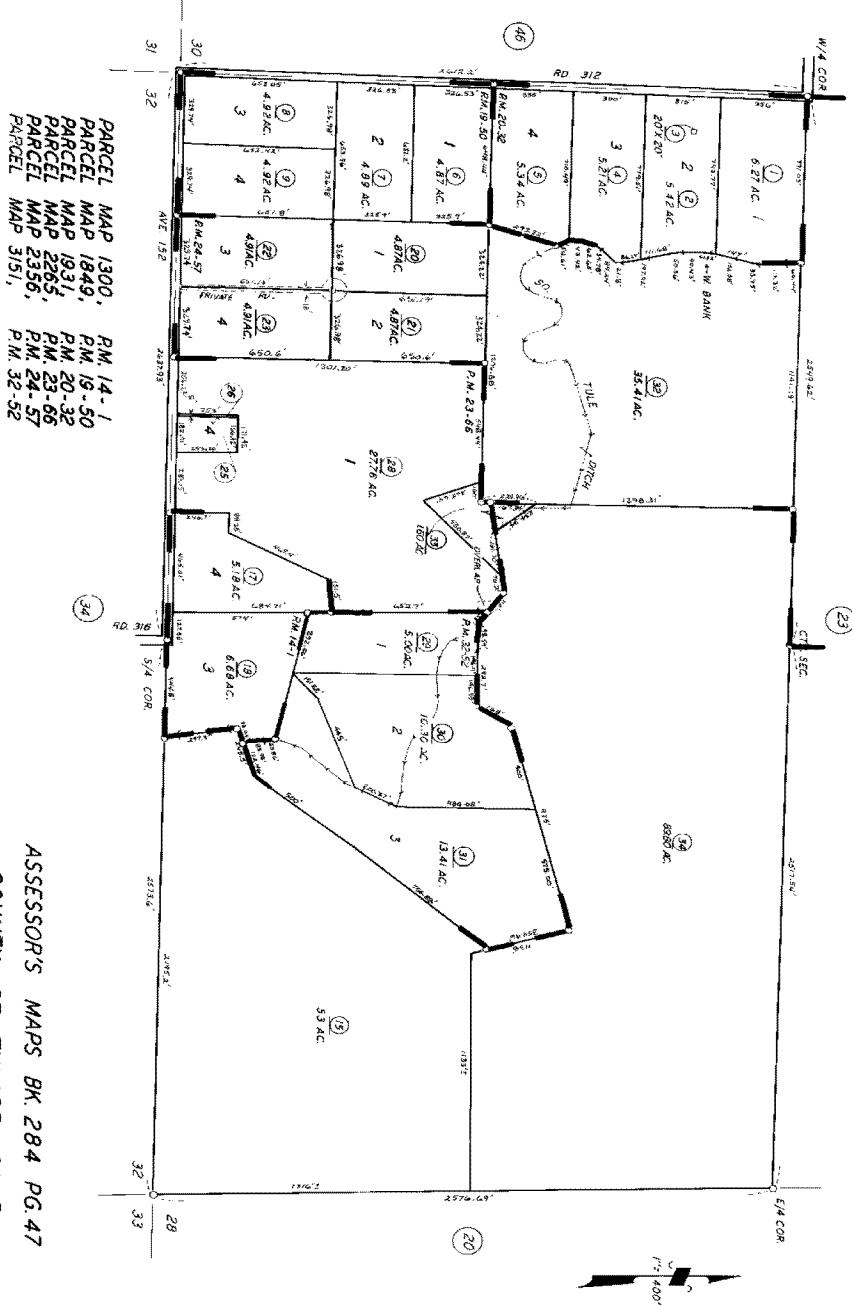


Lawyers Title

INSURANCE CORPORATION

5/2 SEC. 29, T21S., R.29E., M.D.B. & M.

TAX CODE AREA 284-47
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